

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF TEXAS  
SAN ANTONIO DIVISION**

<b>IN RE:</b>  <b>KRISJENN RANCH, LLC, <i>et al</i></b>  <b>DEBTOR</b>	§ § § § § §	<b>CHAPTER 11</b>  <b>CASE NO. 20-50805-rbk</b>  <b>(Jointly Administered)</b>
--	----------------------------	--

**DEBTORS' THIRD JOINT EXPEDITED MOTION TO EXTEND  
DEBTORS' EXCLUSIVITY PERIOD**

**DEBTORS HAVE REQUESTED EXPEDITED CONSIDERATION OF THIS MOTION AND HAS REQUESTED THAT A HEARING BE HELD ON THIS MOTION AT THE COURT'S EARLIEST CONVENIENCE. IF THE COURT IN FACT SETS THIS MOTION FOR AN EXPEDITED HEARING, THEN ONLY ATTENDANCE AT THE HEARING IS NECESSARY TO PRESERVE YOUR RIGHTS**

.....

TO THE HONORABLE UNITED STATES BANKRUPTCY JUDGE:

KrisJenn Ranch, LLC, KrisJenn Ranch, LLC Series Pipeline ROW, and KrisJenn Ranch, LLC Series Uvalde Ranch's (the "Debtors"), Debtor and Debtors-in-Possession, hereby file this *Third Joint Motion to Extend Debtors' Exclusivity Period* (the "Motion") and in support, respectfully represent as follows:

**PROCEDURAL BACKGROUND**

1. On April 27, 2020, (the "Petition Date"), the Debtors filed voluntary petitions for relief under Chapter 11 of Title 11 of the United States Code, 11 U.S.C. §§ 101-1330 (as amended, the "Code"). The Debtors continue to manage their financial affairs as a debtors-in-possession pursuant to §§ 1107 and 1108 of the Bankruptcy Code. No creditors' committee has yet been appointed in this case by the United States Trustee. No trustee or examiner has been requested or appointed.

### **JURISDICTION AND VENUE**

2. This Court has jurisdiction to consider this Motion pursuant to 28 U.S.C. §§ 157 and 1334. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(1), (b)(2)(A) and (M). Venue is proper before this Court pursuant to 28 U.S.C. §§ 1408(1) because the Debtors' places of business have been located in this district for more than 180 days preceding the filing of this bankruptcy case.

### **BACKGROUND AND REQUEST FOR RELIEF**

3. Debtors, KrisJenn Ranch, LLC and Series Uvalde Ranch purchased the KrisJenn Ranch (the "Ranch") in 2013 for \$3,952,000 and then invested an additional \$840,000 in the Ranch. The Ranch derives its income from the sale of cattle and a white-tail deer hunting lease operation.

4. The Ranch and a 60 mile pipeline and right of way (the "Pipeline") are encumbered by a \$5.9 million loan from Mcleod Oil ("Mcleod") related to an investment in a pipeline and its right of way. Longbranch Energy, L.P. ("Longbranch") and DMA Properties, Inc. have claimed disputed interests in the Pipeline. The issues regarding the pipeline are being litigated in Adversary Number 20-05027, which was set for trial on December 7, 2020. This trial date was continued to January 11, 2021, and after several days of trial, the trial was continued to February 11, 2021, because several members of the Plaintiffs contracted Covid 19. Debtors need to resolve the litigation to determine the terms for their plan of reorganization.

5. Pursuant to this Court's order on Debtors' Second Joint Expedited Motion to Extend Debtors' Exclusivity Period signed November 10, 2020 (Dckt No. 90), Debtors' exclusivity period is set to terminate on February 11, 2021, the same day the related adversary trial

is set to resume. After notice and hearing, this Court has the inherent authority to extend the 120-day period. *See* 11 U.S.C. 1121(d).

6. Once the litigation is resolved, a confirmable plan will be promptly filed; however, at this juncture, a plan proposed would likely be significantly different from the final plan resulting in unnecessary expense. Debtors are requesting a third extension in the exclusivity period until April 12, 2021, due to the postponed adversary trial date. Therefore, Debtors request the court extend exclusivity for filing their plans until April 12, 2021, and to solicit and confirm their plan until June 28, 2021.

#### **CERTIFICATE OF CONFERENCE**

The undersigned certifies that he conferenced via electronic mail on January 27, 2021 with the United States Trustee and bankruptcy counsel for Mcleod Oil, Longbranch, and DMA. Counsel for DMA and Longbranch are unopposed and the other counsels have not yet taken a position on the motion.

#### **PRAYER**

WHEREFORE, PREMESIS CONSIDERED, the Debtors pray that the Court set this motion for hearing and, upon said hearing, extend exclusivity for filing Debtors' plans until April 12, 2021, and exclusivity to solicit and confirm their plans until June 28, 2021, and for such other and further relief that the Court deems justified.

Dated: January 28, 2021

Submitted By:  
SMEBERG LAW FIRM, PLLC

By: /s/ Ronald J. Smeberg  
RONALD J. SMEBERG  
State Bar No. 24033967  
4 Imperial Oaks.  
San Antonio, Texas 78248  
210-695-6684 (Tel)  
210-598-7357 (Fax)  
ron@smeberg.com  
ATTORNEY FOR DEBTOR

**CERTIFICATE OF SERVICE**

I hereby certify that on January 28, 2021, true and correct copies of the foregoing motion will be forwarded electronically via the Court's ECF System, or by U.S. first class mail, postage prepaid, on, all parties listed on the attached Service List.

/s/ Ronald J. Smeberg  
RONALD J. SMEBERG

## **SERVICE LIST**

### **DEBTOR**

KrissJenn Ranch, LLC  
410 Spyglass Rd  
Mc Queeney, TX 78123-3418

### **GOVERNMENT ENTITIES**

Office of the UST  
615 E Houston, Room 533  
PO Box 1539  
San Antonio, TX 78295-1539

U.S. Attorney  
Attn: Bkcy Division  
601 NW Loop 410, Suite 600  
San Antonio, Texas 78216

Internal Revenue Services  
Special Procedures Branch  
300 E. 8<sup>th</sup> St. STOP 5026 AUS  
Austin, TX 78701

Texas Comptroller of Public Account  
Attn: Bankruptcy  
P.O. Box 149359  
Austin, TX 78714-9359

Angelina County Tax Assessor  
606 E Lufkin Ave,  
Lufkin, Texas 75901

Nacogdoches County Tax  
Assessor Collector  
101 West Main Street  
Nacogdoches, Texas 75961

Rusk County  
202 N Main St,  
Henderson, Texas 75652

Shelby County, Tax Collector  
200 St. Augustine St.  
Center, Texas 75935

Tenaha ISD Tax Assessor-Collector  
138 College St  
Tenaha, TX 75974-5612

Uvalde Tax Assessor  
Courthouse Plaza, Box 8  
Uvalde, Texas 78801

### **NOTICE PARTIES**

METTAUER LAW FIRM  
c/o April Prince  
403 Nacogdoches St Ste 1  
Center, TX 75935-3810

Albert, Neely & Kuhlmann  
1600 Oil & Gas Building  
309 W 7th St  
Fort Worth, TX 76102-6900

Laura L. Worsham  
JONES, ALLEN & FUQUAY, LLP  
8828 Greenville Ave.  
Dallas, Texas 75243

Craig Crockett  
CRAIG M. CROCKETT, PC  
5201 Camp Bowie Blvd. #200  
Fort Worth, Texas 76107

Christopher S. Johns  
JOHNS & COUNSEL PLLC  
14101 Highway 290 West,  
ste 400A  
Austin, Texas 78737

Timothy Cleveland  
CLEVELAND|TERRAZAS PLLC  
4611 Bee Cave Road, ste 306B  
Austin, Texas 78746

### **SECURED CREDITORS**

McLeod Oil, LLC  
c/o John W. McLeod, Jr.  
700 N Wildwood Dr  
Irving, TX 75061-8832

### **UNSECURED CREDITORS**

Bigfoot Energy Services  
312 W Sabine St  
Carthage, TX 75633-2519

C&W Fuels, Inc.  
Po Box 40  
Hondo, TX 78861-0040

Davis, Cedillo & Mendoza  
755 E Mulberry Ave Ste 500  
San Antonio, TX 78212-3135

Granstaff Gaedke & Edgmon

5535 Fredericksburg Rd Ste 110  
San Antonio, TX 78229-3553

Hopper's Soft Water Service  
120 W Frio St  
Uvalde, TX 78801-3602

Larry Wright  
410 Spyglass Rd  
Mc Queeney, TX 78123-3418

Medina Electric  
2308 18th St.  
Po Box 370  
Hondo, TX 78861-0370

Medina's Pest Control  
1490 S Homestead Rd  
Uvalde, TX 78801-7625

Texas Farm Store  
236 E Nopal St  
Uvalde, TX 78801-5317

Uvalco Supply  
2521 E Main St  
Uvalde, TX 78801-4940

Longbranch Energy  
c/o DUKE BANISTER RICHMOND  
Po Box 175  
Fulshear, TX 77441-0175

DMA Properties, Inc.  
896 Walnut Street at US 123 BYP  
Seneca, SC 29678